



General Assembly

February Session, 2004

Amendment

LCO No. 5264

SB0033805264SD0

Offered by:

SEN. COLEMAN, 2nd Dist.

To: Subst. Senate Bill No. 338

File No. 280

Cal. No. 239

***"AN ACT CONCERNING CERTAIN STATE MODERATE RENTAL
HOUSING PROJECTS."***

1 In line 5, strike ", East Hartford"

2 In line 12, strike the comma

3 In line 13, strike "East Hartford"

4 In line 16, after Hartford, strike the comma

5 In line 17, strike "East Hartford"

6 Strike lines 93 and 94 in their entirety and substitute the following in
7 lieu thereof: "Connecticut Housing Finance Authority, the Department
8 of Economic and Community Development and the select committee
9 of"

10 In line 99, after the period, insert the following: "The Connecticut
11 Housing Finance Authority, in consultation with the Department of
12 Economic and Community Development, shall approve, reject or

13 amend the plan. If the implementation of any portion of a plan
14 requires the waiver of any provision of the general statutes or
15 regulations of Connecticut state agencies, any approval by the
16 Connecticut Housing Finance Authority of such portion of the plan
17 shall be contingent on authorization of such waiver by an act of the
18 General Assembly."

19 Strike line 100 and substitute the following in lieu thereof:

20 "(h) A housing revitalization plan approved under subsection (g) of
21 this section may be amended by the housing authority, provided any"

22 Strike section 2 in its entirety

23 After the last section, add the following and renumber sections and
24 internal references accordingly:

25 "Sec. 501. Section 8-64a of the general statutes is repealed and the
26 following is substituted in lieu thereof (*Effective from passage*):

27 No housing authority which receives or has received any state
28 financial assistance may sell, lease, transfer or destroy, or contract to
29 sell, lease, transfer or destroy, any housing project or portion thereof in
30 any case where such project or portion thereof would no longer be
31 available for the purpose of low or moderate income rental housing as
32 a result of such sale, lease, transfer or destruction, except the
33 Commissioner of Economic and Community Development may grant
34 written approval for the sale, lease, transfer or destruction of a housing
35 project if the commissioner finds, after a public hearing, that (1) the
36 sale, lease, transfer or destruction is in the best interest of the state and
37 the municipality in which the project is located, (2) an adequate supply
38 of low or moderate income rental housing exists in the municipality in
39 which the project is located, (3) the housing authority has developed a
40 plan for the sale, lease, transfer or destruction of such project in
41 consultation with the residents of such project and representatives of
42 the municipality in which such project is situated and has made
43 adequate provision for said residents' and representatives'

44 participation in such plan, and (4) any person who is displaced as a
45 result of the sale, lease, transfer or destruction will be relocated to a
46 comparable dwelling unit of public or subsidized housing in the same
47 municipality or will receive a tenant-based rental subsidy and will
48 receive relocation assistance under chapter 135. The commissioner
49 shall consider the extent to which the housing units which are to be
50 sold, leased, transferred or destroyed will be replaced in ways which
51 may include, but need not be limited to, newly constructed housing,
52 rehabilitation of housing which is abandoned or has been vacant for at
53 least one year, or new federal, state or local tenant-based or project-
54 based rental subsidies. The commissioner shall give the residents of the
55 housing project or portion thereof which is to be sold, leased,
56 transferred or destroyed written notice of said public hearing by first
57 class mail not less than ninety days before the date of the hearing. Said
58 written approval shall contain a statement of facts supporting the
59 findings of the commissioner. This section shall not apply to the sale,
60 lease, transfer or destruction of a housing project pursuant to the terms
61 of any contract entered into before June 3, 1988. This section shall not
62 apply to phase I of Father Panik Village in Bridgeport, Elm Haven in
63 New Haven, [and] Pequonock Gardens Project in Bridgeport,
64 Quinnipiac Terrace and Riverview in New Haven, Dutch Point in
65 Hartford and Southfield Village in Stamford. The provisions of this
66 section shall also not apply to Fairfield Court in Stamford upon
67 approval by the United States Department of Housing and Urban
68 Development of a revitalization application and plan, under the HOPE
69 VI Revitalization Program established pursuant to 42 USC 1437v, as
70 amended, provided such approved plan includes at least one-for-one
71 replacement of low and moderate income units."